

NINE

BioQuarter's flexible Life Sciences Innovation Centre

Owned by Scottish Enterprise, this 85,000 sq ft (7,897 sq m) building was established in 2012. Its dedicated incubator provides smaller companies with flexible, turn-key accommodation. More established companies can occupy larger suites elsewhere in the building.

Accommodation

INCUBATOR

For growing companies and spin-outs;

- Turn-key CAT 2 laboratories from 286 sq ft to 699 sq ft which can be combined.
- Tissue culture/write-up rooms available in a range of labs.
- Individual Grade A office suites from 143 sq ft to 342 sq ft, which can be combined.

1ST AND 2ND FLOORS

For more established companies seeking larger space;

NINE's 1st and 2nd floors offer a variety of laboratory and office accommodation.

Facilities

NINE BOASTS A BREEAM RATING OF VERY GOOD. SERVICES AND FACILITIES INCLUDE:

- Manned reception
- Telephone answering service
- On-site building manager
- Loading bay with goods lift
- 24/7 secure access and manned security presence
- Secure access to wet / dry laboratories and offices
- Secure parking for all tenants
- Public area CCTV monitoring
- Café and catering facilities
- Meeting room hire – including full AV facilities
- High quality fibre connectivity
- Communal glasswash, autoclave and minus-80 freezer rooms for Incubator tenants
- Liquid Nitrogen store
- Waste management services
- Option of Virtual Membership or Virtual Tenancy (detailed below)



Lease Terms

INCUBATOR

NINE's Incubator is ready for occupation and offers short term and flexible, all inclusive leases.

1ST AND 2ND FLOORS

NINE's larger suites are offered on more traditional lease arrangements.

Virtual Membership and Virtual Tenancy

For those not in a position to commit to physical property.

VIRTUAL MEMBERSHIP PROVIDES:

- Prestigious Science Park address
- Postal delivery services
- Access to all events, networking and training
- Company name on virtual tenants section of our website
- Company name on our tenant directory board
- Access to café
- Access to BioQuarter's experts network

VIRTUAL TENANCY PROVIDES THESE ADDITIONAL BENEFITS:

- Telephone answering service
- Charged access to meeting rooms
- Five hours of 'touchdown' space per month
- Access to all events, networking and training

Business support and grant assistance

SCOTTISH ENTERPRISE CAN SUPPORT BIOQUARTER INVESTORS AND TENANTS

Scottish Enterprise – Scotland's economic development agency – can support businesses across key areas including commercialisation and targeting new markets.

EDINBURGH BIOQUARTER – A LIFE SCIENCES ENTERPRISE AREA

BioQuarter's Enterprise Area status can bring benefits including:

- Discounted business rates of up to 100 percent
- A streamlined approach to planning
- High-speed broadband connections
- Promotion, marketing and advice from Scottish Development International
- Skills and training support

For more information, visit www.edinburghbioquarter.com



OTHER PROPERTY OPTIONS

Options for development plots, self-builds or larger commercial lab and office accommodation are available. Speak with Hugh Rutherford on 0131 247 3816 to find out more.

Connect with Us



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The BioCubes

BioQuarter's flexible life science commercial accommodation

Opened in 2017, The BioCubes offer a total of 24,000 sq ft (2,230 sq m) of prime office and laboratory accommodation, which can be occupied by one tenant exclusively, or by a mix of multiple tenants.



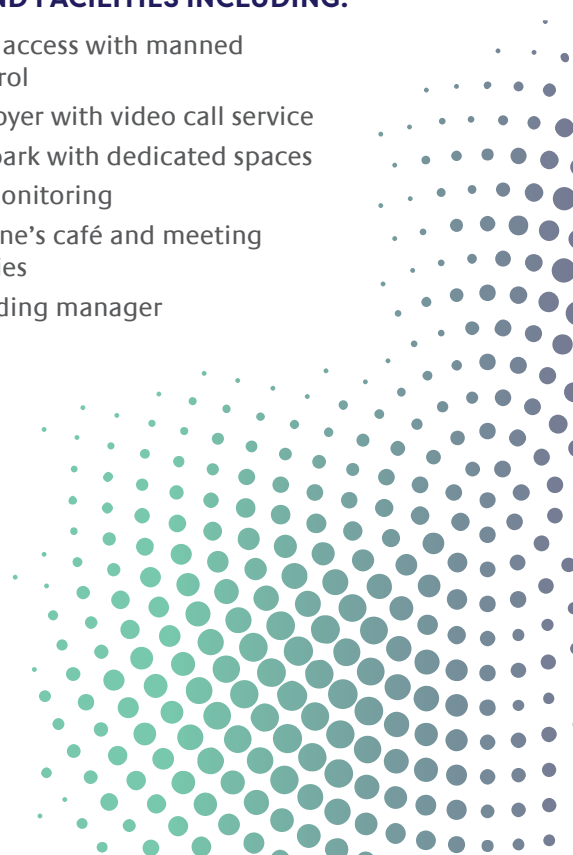
Accommodation

With a BREEAM rating of Excellent, The BioCubes provide turn-key, fully fitted-out and flexible Grade A Office suites and CAT 2 Lab accommodation from 600 sq ft to 24,000 sq ft.

Facilities

BIOCUBE TENANTS BENEFIT FROM SERVICES AND FACILITIES INCLUDING:

- 24/7 secure access with manned security patrol
- Reception foyer with video call service
- Secure car park with dedicated spaces
- Site CCTV monitoring
- Access to Nine's café and meeting room facilities
- On-site building manager



Lease Terms

BioCubes suites from 600 sq ft to 12,000 sq ft are available to rent on traditional lease terms.



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